



*Growing Quality for Generations*

To: City of Benbrook

We are wanting to add on at 107 Goliad St. Benbrook, TX 76126. The add on is for a woman's bathroom as well as additional office space. The size is 240 square feet so it is less than 25% of the building. We currently have 1 bathroom in which 4 women and 9 men share it.

The bathroom add on would not inhibit the non-conforming nature of the property.

Thank you for your consideration in this matter.

Sincerely,

Larry Bishop

A handwritten signature in black ink that reads "Larry Bishop". The signature is written in a cursive style with a large, stylized "L" and "B".

Manager- King Ranch Turfgrass

Benbrook DC

SCOPE OF WORK FOR ROOM ADDITION:

107 GOLIAD ST. BENBROOK TX 76126

Construct addition to front of existing structure as shown in attached drawing- Apprx. 240sf.

Interior floor plan to consist of 1 office and 1 ADA womens restroom

Structural components to consist of:

Concrete slab foundation

Finished stucco exterior wall with vinyl egress window

Wood framing for walls, ceiling, and roof.

Composition 3-tab shingle roof

Plumbing and Electrical to tie into existing service to accommodate new floor plan- demo and relocate as needed for addition- (some electrical may require surface mounting on concrete walls)

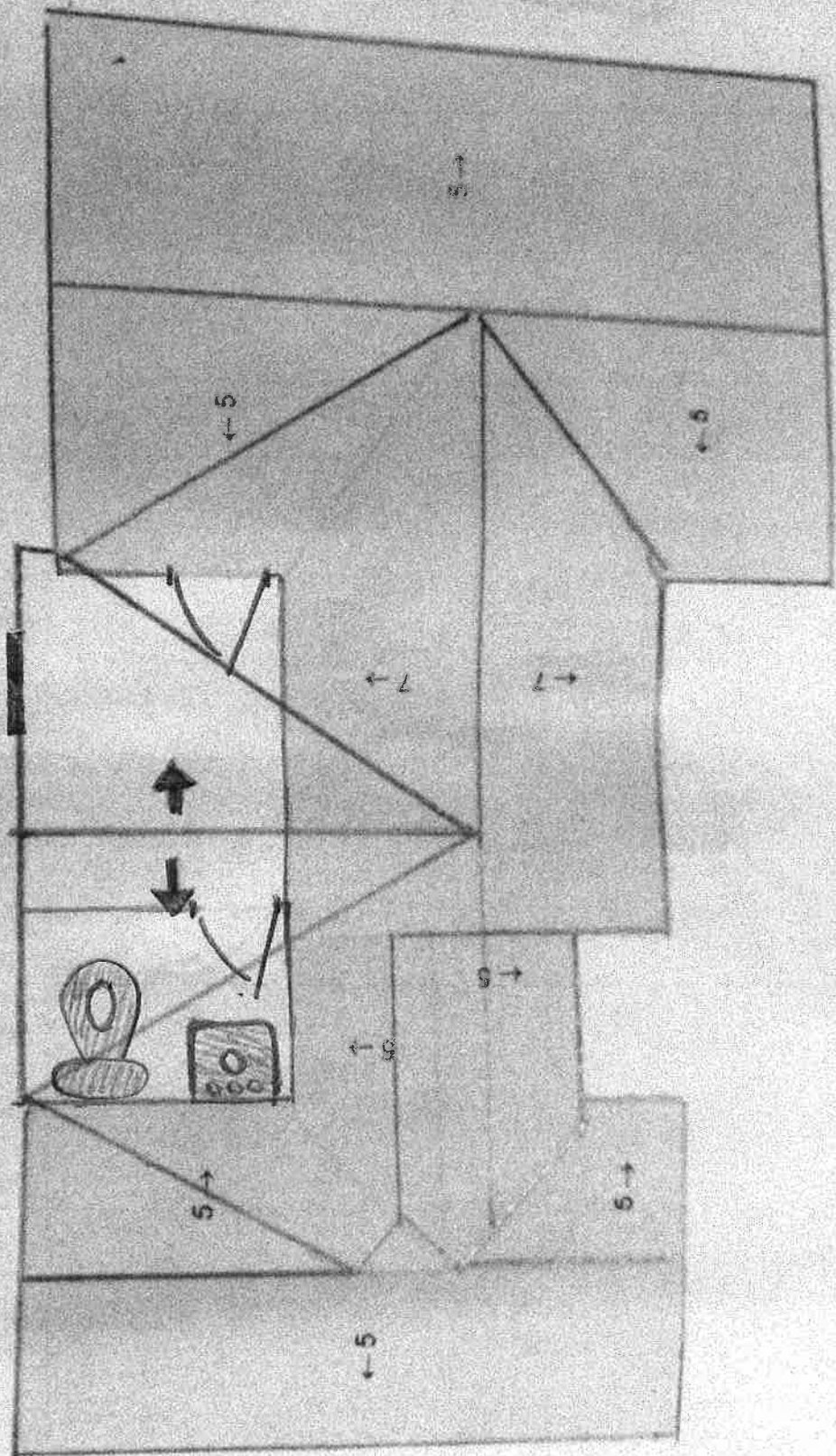
Insulate walls R-13 / Ceiling R-19

Run duct from existing AC to office and restroom

Interior and exterior finishes to match existing - (drywall , floating laminate flooring, paint, shingles, etc.)

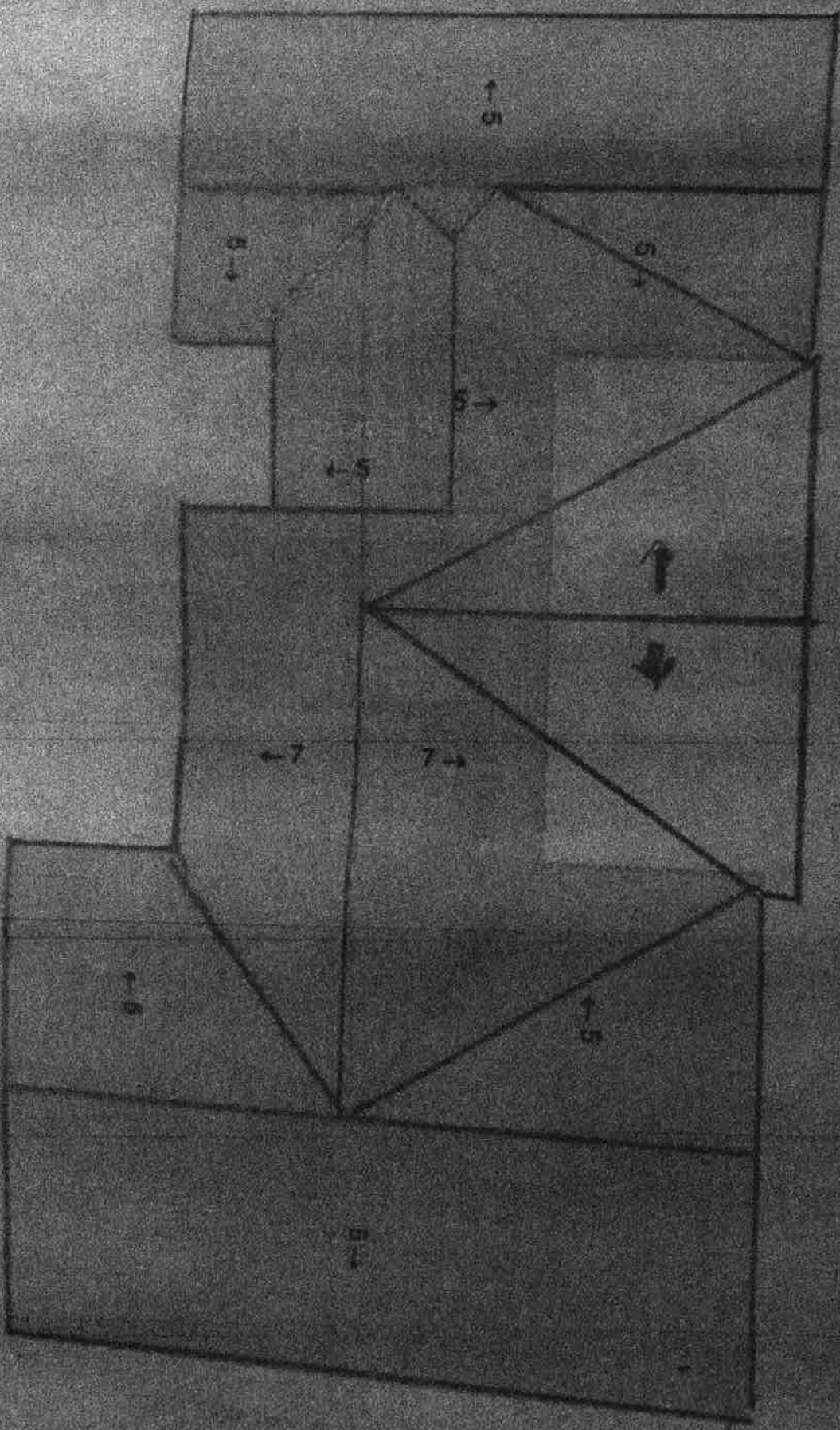


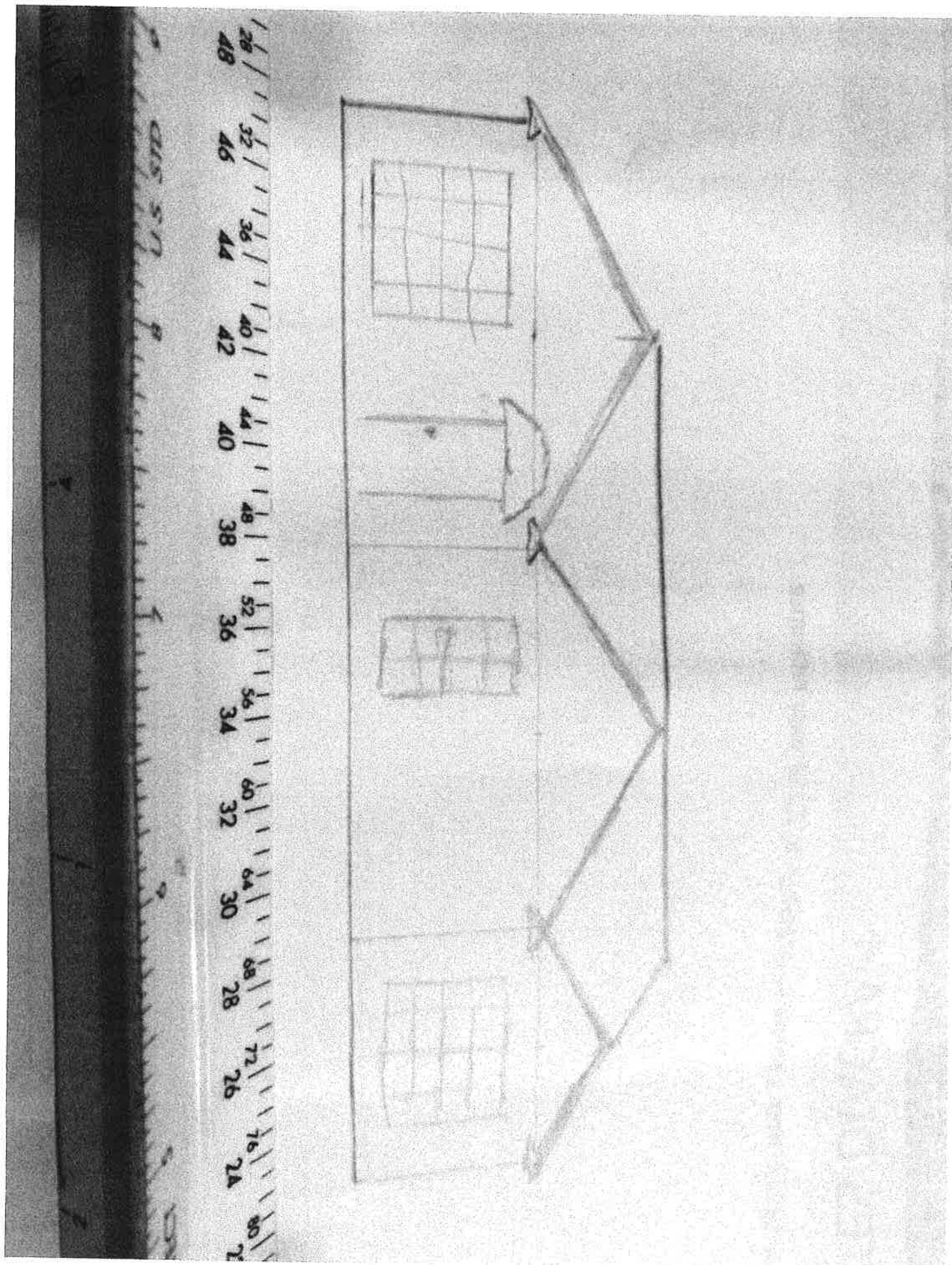
Plumbing





Roof plan







Location Map

